

DRAFT

**Harpswell Planning Board
Site Visit
September 4, 2002**

Planning Board Site Visit to Sunset Ridge, LLC – a proposed subdivision by Chris, Bill, and Jeremy Saxton.

Attendees: Sam Alexander, Jim Henderson, Don Rogers, John Papacosma, Richard Neiman, Chris Saxton, Bill Saxton, Jeremy Saxton, Mark Vannoy, Al Frick, Noel Musson

The Harpswell Planning Board convened at the Harpswell Town Office at 4:05 p.m. for the Site Visit. The meeting was announced in “The Times Record” on August 28, 2002. Board members present were: Sam Alexander, Jim Henderson, Don Rogers, John Papacosma, Richard Neiman. Also present were Noel Musson, Town Planner and Chris Saxton, Applicant. At 4:10 the meeting proceeded to the location of the proposed subdivision which is along Harpswell Neck Road (Map Lot). The group was joined by Bill Saxton, Jeremy Saxton, Mark Vannoy, and Al Frick .

The applicants started the site walk by showing the Board where the proposed road would start (adjacent to the US Post Office building). The applicants pointed out the location of the wetland area that required DEP approval in order to cross and indicated that they had received approval. The group proceeded to walk to the other side of the wetland so the Board Members could get a better view of the wetland area.

Next the group walked the path of the proposed road (the center of which was marked by white survey tape). The applicants indicated that they had designed the road to minimize crossing of an intermittent stream on the property. The group walked the land area of the road and looked at the sites location of the proposed lots. Al Frick and the applicants showed the Board the location of various test pits and proposed septic system locations. Mr. Frick explained that the soils in this area were deposited from glacial activity. These areas represent the best drainage and ideal location for septic systems on each of the proposed lots.

As the group walked the proposed road they stopped at the spot where the road intersects with an intermittent stream and associated wetlands. The applicants explained that they had tried to design the road in such a way as to minimize the crossing of this area. Jim Henderson asked about the delineation of wetlands. Al Frick explained the use of Army Corps and DEP definitions here. Members of the Board raised the question of setbacks and contiguousness in relation to the septic systems, structures, and buildable areas as they relate to our ordinances. Al Frick and the applicants explained that state makes exclusions for forested wetlands in regards to setbacks and that the Planning Board should be receiving documentation about how the DEP, in 1990, tried to calculate contiguousness.

The group walked to the end of the road (the proposed location of the cul-de-sac). Jim Henderson raised the question of size – how big of a cul-de-sac is needed? The applicants indicated that they would be talking to the Fire Chief regarding emergency vehicle access. The group continued to walk the land looking at each of the proposed lots and related septic system sites.

The meeting adjourned at 5:30 PM in the US Post Office parking lot.

Respectfully Submitted

Noel Musson, Planner